

PB# 94-2

West Point Tours

69-4-6.2,7,8

Approved 9/15/94

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

131

Received of

West Point Tours, Inc. \$ 150.00

One Hundred fifty

80

DOLLARS

For

P.B. # 94-2 App. Fee

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR 5904</u>		<u>150.00</u>

By

Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-2

January 6, 19 94

RECEIVED FROM West Point Tours

Seven Hundred fifty 00/100

DOLLARS

Site Plan Minimum Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ - 0 -

Wm. Capt. M.
Mayor Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14283

Received of

West Point Tours

\$ 150.00

One Hundred fifty 00/100

DOLLARS

For

P.B. # 94-2 Approval Fee

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR # 4512</u>		<u>150.00</u>

By

Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW B

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-2

September 12, 19 94

UK 57107		150.00

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Town Clerk ^{es}
Title

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-2

January 6, 19 94

RECEIVED FROM West Point Tours
Seven Hundred Fifty 00/100 DOLLARS
Site Plan Minimum Escrow

Account Total \$ 750.00
Amount Paid \$ 750.00
Balance Due \$ - 0 -

Wm. C. Taylor
Mary Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

141.13

Sept. 13 19 94

Received of West Point Tours \$ 150.00
One Hundred fifty 00/100 DOLLARS
For P.B. # 94-2 Approval Fee

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK # 4512</u>		<u>150.00</u>

By Dorothy H. Hansen
sh
Town Clerk
Title

WILLIAMSON LAW B

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-2

September 12, 19 94

RECEIVED FROM West Point Tours, Inc.
Two Thousand Six Hundred Fifty 62/100 DOLLARS
4% of \$30,000.00 + 2% of \$30,781.00 - Inspection fee

Account Total \$ 2,615.62
Amount Paid \$ 2,615.62
Balance Due \$ - 0 -

Mary L. Mason, Secy to the P.B.
A. Zappalo

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Eng. fee.
\$354.00

Andy Cooper Sec

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 94-2

NAME: WEST POINT TOURS - SITE PLAN

APPLICANT: WEST POINT TOURS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/15/94	PLANS STAMPED	APPROVED
03/09/94	P.B. APPEARANCE . THREE LOTS TO BE COMBINED INTO ONE DEED - COST ESTIMATE	ND:WVE PH-APPR.COND.
03/02/94	WORK SESSION APPEARANCE	NEXT AGENDA
01/12/94	P.B. APPEARANCE	ISSUE LA COORD.LETR
01/05/94	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/11/94

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-2

NAME: WEST POINT TOURS - SITE PLAN
APPLICANT: WEST POINT TOURS

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
01/06/94	S.P. MINIMUM	PAID		750.00	
01/12/94	P.B. ATTY. FEE	CHG	35.00		
01/12/94	P.B. MINUTES	CHG	36.00		
03/09/94	P.B. ATTY. FEE	CHG	35.00		
03/09/94	P.B. MINUTES	CHG	31.50		
09/11/94	P.B. ENGINEER FEE	CHG	354.00		
09/11/94	RET. TO APPLICANT	CHG	258.50		
	TOTAL:		750.00	750.00	0.00

*Please issue a check in the
amount of \$258.50 to:*

*West Point Tours, Inc.
P.O. Box 125- Rt. 94
Vails Gate, N.Y. 12584*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-2

NAME: WEST POINT TOURS - SITE PLAN

APPLICANT: WEST POINT TOURS

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/06/94	MUNICIPAL HIGHWAY	01/12/94	APPROVED
ORIG	01/06/94	MUNICIPAL WATER	01/12/94	APPROVED
ORIG	01/06/94	MUNICIPAL SEWER	02/22/94	APPROVEDED
ORIG	01/06/94	MUNICIPAL SANITARY	03/05/94	SUPERSEDED BY REV1
ORIG	01/06/94	MUNICIPAL FIRE	01/13/94	APPROVED
ORIG	01/06/94	PLANNING BOARD ENGINEER	03/05/94	SUPERSEDED BY REV1
REV1	03/05/94	MUNICIPAL HIGHWAY	04/04/94	APPROVED
REV1	03/05/94	MUNICIPAL WATER	03/10/94	APPROVED
REV1	03/05/94	MUNICIPAL SEWER	04/26/94	APPROVED
REV1	03/05/94	MUNICIPAL SANITARY	/ /	
REV1	03/05/94	MUNICIPAL FIRE	03/07/94	APPROVED
REV1	03/05/94	PLANNING BOARD ENGINEER	/ /	

SITE PLAN FEES - TOWN OF NEW WINDSOR

APPLICATION FEE:.....\$ 150.00

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ 750.00 Pd.

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS).....\$ X

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ X

TOTAL ESCROW PAID:.....\$ X

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 150.00 ① Pd

PLAN REVIEW FEE (MULTI-FAMILY): A. \$150.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ X

RECREATION FEE: (MULTI-FAMILY)

\$1,000.00 PER UNIT

_____ @ \$1,000.00 EA. EQUALS: \$ X
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ 80,781.00

A. 4% OF FIRST \$50,000.00 A. 2,000.00
B. 2% OF REMAINDER B. 615.62

TOTAL OF A & B: \$ 2,615.62 ② Pd

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 491.50

RETURN TO APPLICANT: \$ 258.50

ADDITIONAL DUE: \$ —

CONSTRUCTION COST ESTIMATE
FOR
PUBLIC IMPROVEMENTS

Project: WEST POINT TOURS

Prepared on: 3/15/94

Location: TOWN OF NEW WINDSOR

Reduced on: _____

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
I. <u>Streets</u>						
a) clear, grub, grade, subbase						
b) foundation course <i>PARKING LOT + DRIVE</i>	<i>12" APPROVED SHALE WELL COMPACTED</i>	<i>3089 cu. YDS</i>		<i>27/cu. YD.</i>	<i>83403-</i>	
c) base course		<i>9767</i>	<i>ST X 5</i>		<i>46335-</i>	
d) binder course						
e) surface course	<i>DOUBLE SURFACE COURSE (20' WIDE)</i>	<i>250'</i>		<i>11/FT</i>	<i>2750-</i>	
f) curb			<i>55554</i>		<i>1944</i>	
g) sidewalk						
h) entrances to existing roads						
i) driveway aprons						
j) temporary turnarounds						
k) miscellaneous						
PRICE INSTALLED TO DATE						
MAINTENANCE BOND	Less 10% of price installed to date					-
(Subtotal)						
Amount Remaining: \$ _____			SUB TOTAL:	<i>\$86153-</i>	\$ _____	

46335
2750
49085 **48279**

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
II. <u>Storm Drainage</u>						
a) catchbasins:						
0'-6' deep						
6'-9' deep						
9'-12' deep						
> 12' deep						
b) manholes:						
0'-6' deep						
6'-9' deep						
9'-12' deep						
> 12' deep						
c) end sections						
d) headwalls:						
0'-4' high						
4'-8' high						
> 8' high						
e) pipe: 12"						
15"						
18"						
21"						
24"						
36"						
42"						
48" 31" x 50"	CMAF	40'		73-	2920-	
f) swales & ditches						
g) site grading in relation to drainage	WETLAND EXCAVATION w/ HYDRAULIC BACKHOE	277 CU.YD.		1.90/ CU.YD.	526-	
h) rip-rap						
i) rock excavation						
j) miscellaneous GABION WALLS	6' BASE X 6' HIGH	90-		143/FT.	12870-	
PRICE INSTALLED TO DATE						
MAINTENANCE BOND	Less 10% of price installed to date					-
(Subtotal)						
Amount Remaining: \$			SUB TOTAL:	\$ 16316	\$	

15790

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
III. Water Supply						
a) Pipe: 6"						
8"						
10"						
12"						
b) Valves: 6"						
8"						
10"						
12"						
c) Hydrants (including valve & box & 6" connection)						
d) Fittings (tee's, elbows, etc.)						
e) wet tap (including valve & sleeve)						
f) house connections						
g) rock excavation						
h) miscellaneous						
PRICE INSTALLED TO DATE						
TESTING	Less % of price installed to date					-
MAINTENANCE BOND	Less 10% of price installed to date					-
(Subtotal)						
Amount Remaining: \$				SUB TOTAL: \$	\$	\$

[illegible]

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
V. <u>Accessory Items</u>						
a) Street signs						
b) Street trees						
c) Screen Planting						
d) Street Lights	MCGRAW EDISON MCGFB 2261-9-8-PS	6		1000 2000 EA	6000 12000	
e) Erosion Control	HAY ISLES SILT FENCE	1150'		15 L.F.	17250	
f) Site grading						
g) Monuments						
h) Recreation areas						
i) As-built plan						
j) Miscellaneous						
K) GUIDE RAIL	TIMBER GUIDE RAIL	140'		8/L.F.	1120'	
L) FENCING	6' HIGH	1330'		7/L.F.	9310'	
M) GATES (FENCING)	6' HIGH	2		141 EA.	282'	
PRICE INSTALLED TO DATE						
MAINTENANCE BOND	Less 10% of price installed to date					-
(Subtotal)						
Amount Remaining: \$	SUB TOTAL: \$34962					\$

~~34962~~

Totals:	TOTAL PRICE	PRICE INSTALLED TO DATE
I Streets	86153-	42085 48279
II Storm Drainage	16316-	16378 15790
III Water Supply	—	
IV Sanitary Sewer	—	
V Accessory	37962-	62962 16712
TOTAL	142,431-	

Note: Unit Prices are those estimated for year 1944.

~~\$ 6936.3~~

80781

\$ 2615.62

~~2000~~
~~987.26~~
~~2987.26~~

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSAICK AVENUE
SQUIRE SHOPPING CENTER, SUITE 3
NEW WINDSOR, NEW YORK 12553
(914) 562-2333

August 16, 1994

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

Attn: Myra Mason

Re: West Point Tours, Inc.

Dear Myra:

This will confirm our telephone conversation of August 17, 1994 wherein I indicated that the deed incorporating the parcels into a single parcel which deed you previously faxed to me on 5-31-94 has now been recorded in the Orange County Clerk's Office on 6-1-94 Liber 4052 of Deeds at page 306.

I expressed one other concern and that is that in the chain of title for one of the parcels it shows that it was owned by some entity other than West Point Tours, Inc. This objection has now been satisfied since it appears that the prior owner, Academy Terminal Corporation was merged into the present applicant, West Point Tours, Inc.

I have no other objection to this matter. As soon as Mark has compared the description on "Schedule A" of that deed with the site plan to verify that it includes this site, I see no reason why this matter cannot proceed.

If you have any questions, please feel free to contact me.

Thank you.

Very truly yours,



ANDREW S. KRIEGER

ASK :mmt

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT DO NOT REMOVE

PRINT OR TYPE: BLACK INK ONLY

West Point Tours, Inc.

TO

West Point Tours, Inc.

Horizon Abstract Corp.

740-0-7023

SECTION 69 BLOCK 4 LOT 6.2 & 7

RECORD AND RETURN TO:
(Name and Address)

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

Rider, Weiner, Frankel & Calhelha, PC
427 Little Britain Road
P.O. Box 2280
Newburgh, NY 12550
Attn: Charles E. Frankel, Esq. File #9.12

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 56384 DATE 5-26-94 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED ✓ MORTGAGE SATISFACTION ASSIGNMENT OTHER

BG20 Blooming Grove
CH22 Chester
CO24 Cornwall
CR26 Crawford
DP28 Deerpark
GO30 Goshen
GR32 Greenville
HA34 Hamptonburgh
HI36 Highlands
MK38 Minisink
ME40 Monroe
MY42 Montgomery
MH44 Mount Hope
NT46 Newburgh (T)
NW48 New Windsor ✓
TU50 Tuxedo
WL52 Wallkill
WK54 Warwick
WA56 Wawayanda
WO58 Woodbury
MN09 Middletown
NC11 Newburgh
PJ13 Port Jervis
9999 Hold

SERIAL NO.

Mortgage Amount \$

Exempt Yes No

3-6 Cooking Units Yes No

Received Tax on above Mortgage

Basic \$

MTA \$

Spec. Add. \$

TOTAL \$

CHECK ✓ CASH CHARGE

MORTGAGE TAX \$

TRANSFER TAX \$ E

ED. FUND \$ 5.00

RECORD. FEE \$ 14-

REPORT FORMS \$ 30-

CERT. COPIES \$

JOAN A. MACCIII
Orange County Clerk

by: Jim

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on JUN - 1 1994
at 2:44 O'Clock P M.
In Liber/Film 4052 deeds
at page 306 and examined.

Joan A. MacCIII
County Clerk

Rider

RECEIVED
\$ <u>E</u>
REAL ESTATE
<u>JUN - 1 1994</u>
TRANSFER TAX
ORANGE COUNTY

ORG 06/01/84 02:44:46 25603 44.00
***** EDUCATION FUND: 5.00 *****
DEED CONTROL NO: 56384 .00 *
***** SERIAL NUMBER: 007131 *****

RIDER, WEINER, FRANKEL & CALHELHA, P.C.

ATTORNEYS & COUNSELLORS AT LAW

M.J. RIDER (1906-1968)
ELLIOTT M. WEINER (1915-1990)

DAVID L. RIDER
CHARLES E. FRANKEL
MICHAEL R. CALHELHA
MICHAEL J. MATSLER
DONNA M. BADURA
MAUREEN CRUSH
MARK C. TAYLOR
RODERICK E. DE RAMON

June 21, 1994

427 LITTLE BRITAIN ROAD
POST OFFICE BOX 3280
NEWBURGH, NEW YORK 12550
TEL. (914) 562-9100

FAX 914-562-9126

CRAIG F. SIMON
OF COUNSEL

KATHERINE M. LANGANKE

RICHARD A. CHASE
LEGAL ASSISTANTS

Andrew S. Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553

Re: West Point Tours, Inc.
Our file No. 9.12

Dear Andy:

In response to your request, the deed by which the two parcels owned by our client, West Point Tours, Inc., on Route 94, were combined, was recorded in the Orange County Clerk's Office on June 1, 1994 in Liber 4052 of deeds at page 306. The original deed has not as yet been returned to us by the Clerk's Office.

With respect to your concern regarding the transfer of property by West Point Tours, Inc. which was previously in the name of Academy Terminal Corporation, we have enclosed a Certificate of Merger dated December 18, 1978, which was filed in the Orange County Clerk's Office On January 25, 1979.

Hopefully this answers your questions, but if you have any further questions in this regard, please do not hesitate to contact us.

Very truly yours,



Charles E. Frankel

CEF/

cc: Mr. Jerome Brisman

THIS INDENTURE, made the 26th day of May, nineteen hundred and ninety four,

BETWEEN

West Point Tours, Inc., a New York Corporation, with its principal place of business at P.O. Box 125, Vails Gate, New York,

party of the first part, and

West Point Tours, Inc., a New York Corporation, with its principal place of business at P.O. Box 125, Vails Gate, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of the sum of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, which property is more fully described in Schedule "A," annexed hereto and made a part hereof.

This conveyance is made in the regular course of business as conducted by the party of the first part, and does not constitute all or substantially all of the assets of the party of the first part.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the day and year first above written.

WEST POINT TOURS, INC.

BY: 

Jerome Brisman, President

LIBER 4052 PAGE 307

SCHEDULE A

All that certain lot, piece or parcel of land, with buildings and improvements erected thereon, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, bounded and described as follows:

Begining on the southerly line of Route 94 at the northeasterly corner of the lands now or formerly of Storage Equities, Inc. and P.S. Partners, Ltd. (Liber 2249, cp 249) South $1^{\circ} 49'$ East 522.07', thence North $74^{\circ} 55' 30''$ West 307.03' to the lands now or formerly of Scheetz (Liber 3428, cp 276), thence along the lands now or formerly of Scheetz and the lands now or formerly of Tarkett, Inc. (Liber 3721, cp 12) the following two courses:

1. South $1^{\circ} 30'$ West 250.41'; thence
2. South $7^{\circ} 14'$ West 450' more or less;

to the boundary line between the Town of New Windsor and the Town of Cornwall, thence along the said Town boundary line South $88^{\circ} 54' 45''$ East 618' more or less to the westerly line of the lands now or formerly of Central Hudson Gas & Electric Corp. (Liber 1686, cp 463), thence along the lands now or formerly of Central Hudson Gas & Electric Corp., lands now or formerly of McMillen (Liber 1088, cp 419), lands now or formerly of Brewer (Liber 1942, cp 81), and lands now or formerly Bernhardt (Liber 3762, cp 18) the following four courses:

1. North $8^{\circ} 00'$ East 700' more or less; thence
2. North $1^{\circ} 00'$ West 28' more or less; thence
3. South $86^{\circ} 00'$ West 125' more or less; thence
4. North $1^{\circ} 59' 20''$ West 350' more or less,

to the southerly line of Route 94, thence along the southerly line of Route 94 South $89^{\circ} 16' 45''$ 300.34' more or less to the point and place of begining.

Being the same property described in the following two deeds:

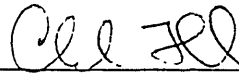
- a. Deed from James Acquaro and Samuel J. Acquaro to Academy Terminal Corporation dated December 14, 1967, and recorded in the Orange County Clerk's Office in Liber 1784 of deeds at page 789; and
- b. Deed from Twenty Dexter, Ltd. to West Point Tours, Inc. dated April 26, 1994, and recorded in the Orange County Clerk's Office on May 3, 1994, in Liber 4037 of deeds at page 137.

STATE OF NEW YORK)

COUNTY OF ORANGE)

SS.:

On the 26th day of May, 1994, before me personally came Jerome Brisman, to me known, who, by me duly sworn, did depose and say that deponent resides at P.O. Box 125, Vails Gate, New York, that deponent is the President of WEST POINT TOURS, INC. the corporation described in, and which executed the foregoing instrument by order of the board of directors of the corporation; and that deponent signed deponent's name by like order.



Notary Public

CHARLES E. FRANKEL

Notary Public, State of New York

Qualified in Orange County

Commission Expires March 30, 1995

LIBER 4052 PAGE 308

MEMORANDUM FOR FILE

DATE: August 12, 1994

On this date: I called Art Tully to find out the status of this project - he was not in - I left a message for him to return my call.

(m)

8/15/94 I spoke to Fred Moore of Lane & Tully he said he spoke to the Atty. for this project and he thought everything had been taken care of. He said he would check on it.

(m)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

24 June 1994

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

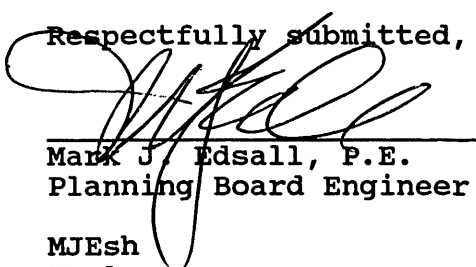
FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: WEST POINT TOURS SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 94-2

In response to your note regarding the status of the subject project, please be advised of the following:

1. As I previously advised you and Andy Krieger, it is not possible to verify the deed description for this project against the Site Plan since the plans do not include complete metes and bounds descriptions. I have requested that the plan for application no. 94-14 include a complete boundary survey on the plan. We will verify the information at that time.
2. Attached is our printout for the project indicating the total engineering review fee.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJesh
Encl.as
a:west.sh

AS OF: 06/22/94

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 94- 2

FOR WORK DONE PRIOR TO: 06/22/94

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
94-2	63256	10/06/93	TIME	MJE	WS WEST PT TOURS	70.00	0.40	28.00					
94-2	68462	01/03/94	TIME	MJE	MC WEST POINT TOURS	70.00	0.30	21.00					
94-2	68491	01/05/94	TIME	MJE	WS WEST PT TOURS	70.00	0.40	28.00					
94-2	68575	01/12/94	TIME	MJE	MC WEST PT TOUR	70.00	0.40	28.00					
94-2	68861	01/12/94	TIME	MCK	CL W/RVW COMMENTS	28.00	0.50	14.00					
94-2	68615	01/13/94	TIME	MJE	MC WEST PT TOUR L/A CRD	70.00	0.40	28.00					
94-2	68867	01/14/94	TIME	MCK	CL SEGRA LTR	28.00	0.50	14.00					
94-2	69147	01/17/94	TIME	MJE	MC WEST PT TOUR L/A CRD	70.00	0.50	35.00					
94-2	69235	01/24/94	TIME	MJE	MC WEST PT TOURS TC/Q	70.00	0.30	21.00					
94-2	72806	03/02/94	TIME	MJE	WS WEST PT TOURS	70.00	0.40	28.00					
94-2	72921	03/08/94	TIME	MJE	MC WEST PT TOURS	70.00	0.40	28.00					
94-2	73022	03/08/94	TIME	MCK	CL W/REVIEW COMMENTS	25.00	0.50	12.50					
94-2	75763	03/09/94	TIME	MJE	MM WEST PT TOUR COND AP	70.00	0.10	7.00					
94-2	72944	03/21/94	TIME	MJE	MC WP TOURS S/P	70.00	0.10	7.00					
									299.50				
94-2	73521	03/31/94			BILL 94-229 4/8/94 PD					-292.50			
										-292.50			
94-2	75201	04/04/94	TIME	MJE	MC WEST POINT TOURS	70.00	0.40	28.00					
94-2	75347	04/04/94	TIME	MCK	CL W/LTR-NYSDEC	25.00	0.50	12.50					
94-2	75606	04/25/94	TIME	MJE	MC WEST PT TOURS	70.00	0.20	14.00					
									354.00				
94-2	76376	04/30/94			BILL 94-265 5/16/94					-61.50			
										-354.00			
TASK TOTAL									354.00	0.00	-354.00	0.00	
GRAND TOTAL									354.00	0.00	-354.00	0.00	

PLANNING BOARD FILE NUMBER: _____

MEMORANDUM FOR FILE

DATE: June 21, 1994

On this date: I spoke to Andy Krueger regarding
his review of the deeds - he said

- 1 - not recorded
- 2 - not Kites & Bonds
- 3 - compared from another copy - how?

We talked to their atty. - Has not heard
back from them yet

RESULTS OF P.B. MEETING

DATE: March 9, 1994

PROJECT NAME: West Point Tours PROJECT NUMBER 272

LEAD AGENCY:

*

NEGATIVE DEC:

*

M) V S) VOTE: A N

M) V S) L VOTE: A 4 N 0

*

CARRIED: YES NO

CARRIED: YES: ✓ NO

*

PUBLIC HEARING: M) L S) 0 VOTE: A 4 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) L S) 0 VOTE: A 4 N 0 APPR. CONDITIONALLY: 3/9/94

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

(3) lots to be combined into one deed
submit bond estimate

NOTICE OF COMPLETE APPLICATION

Applicant: West Point Tours, Inc.

Date: April 28, 1994

Address: P. O. Box 125

Vails Gate, NY 12584 Attn: Jerome Brisman, President

Permits applied for and application numbers
Freshwater Wetlands #3-3348-00154/00001-0Project description and location. Town/City of New Windsor County of Orange

The applicant proposes to fill .02 acres of Wetland CO-11 (class: II) for construction of a 20 foot wide access drive to a proposed 1.8± acre bus parking lot. This crossing is at the narrowest point of wetland and would be an extension off an existing bus parking lot. As mitigation, approximately .08 acres of emergent vegetation wetland would be created in this wetlands' buffer zone. The location is northwest of the NYS Thruway overpass over NYS Route 94.

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) DETERMINATION. (Check appropriate box)

- ☐ SEQR-1 Project is not subject to SEQR because it is an exempt, excluded or a Type II action
- ☐ SEQR-2 Project is a Type I action and will not have a significant effect on the environment. A Negative Declaration is on file and a coordinated review with other agencies performed
- ☒ SEQR-3 Project is an unlisted action and will not have a significant effect on the environment, a Negative Declaration is on file:
☒ A-coordinated review performed ☐ B-no coordinated review performed.
- ☐ SEQR-4 A draft environmental impact statement has been prepared on this project and is on file.
- ☐ SEQR-5 A final environmental impact statement has been prepared on this project and is on file
- ☐ SEQR-6 Project is an Unlisted Action. Mitigation measure required by the Lead Agency will modify the proposed action so that no significant adverse environmental impacts will result. A Conditioned Negative Declaration is on file

Town of New Windsor Planning Board

SEQR LEAD AGENCY

STATE HISTORIC PRESERVATION ACT (SHPA) DETERMINATION. (Check appropriate box)

- ☐ SHPA-0 The proposed project is not subject to SHPA review.
- ☒ SHPA-1 No registered, eligible or inventoried archeological or historic sites were identified at the project location.
- ☐ SHPA-2 Based on an assessment, the proposed project will not cause any change to registered, eligible or inventoried archeological or historic sites.
- ☐ SHPA-3 A cultural resources survey is on file. No archeological or historic sites were identified at the project location.
- ☐ SHPA-4 A cultural resources survey is on file. The NYS Office of Parks, Recreation and Historic Preservation has determined that the proposed activity will have no impact on registered or eligible archeological or historic sites.
- ☐ SHPA-5 A cultural resources survey is on file. The NYS Office of Parks, Recreation and Historic Preservation has determined that the proposed activity will have an impact on registered or eligible archeological or historic sites

AVAILABILITY FOR PUBLIC COMMENT:

The application may be reviewed at the address to the right. Written comments on the project must be submitted to the Contact Person by no later than:

May 20, 1994

CONTACT PERSON:

LAWRENCE G. BIEGEL

NYSDEC, 21 SOUTH PUTT CORNERS ROAD

NEW PALTZ, NY 12561

TEL.# (914) 255-3121

1. THIS IS NOT A PERMIT

westpt.nca(bt)lb2

2. This is to advise you that your application is complete and a review has commenced. Additional information may be requested from you at a future date, if deemed necessary, in order to reach a decision on your application.
3. Your project is classified MAJOR. Accordingly, a decision will be made within 90 days of the date of this Notice. If a public hearing is necessary, you will be notified within 60 days and the hearing will commence within 90 days of the date of this notice. If a hearing is held, the final decision will be made within 60 days after the hearing is completed.
4. Publication of this Notice in a newspaper is: ☒ required ☐ not required
- If required, please consult the accompanying transmittal letter for further instructions.

CC:

L. KOLTS (w/applic.)
A. TULLY, Lanc & Tully

Supervisor, Town of New Windsor

CC: Chief Executive Officer

Environmental Notice Bulletin, Room 509, 50 Wolf Road, Albany, N.Y. 12233-4500

File

REGULAR ITEMS:

WEST POINT TOURS, INC. SITE PLAN (94-2) RT. 94

Art Tully of Lanc & Tully appeared before the board for this proposal.

MR. TULLY: Last time we were here, the board declared themselves lead agency. I believe the environmental assessment form was distributed and I don't know whether or not you got any other responses. If not, we'd request that you declare yourselves lead agency and take action on SEQRA. This has been before the DEC. We've had a review done by them. They are waiting for your determination for negative declaration for them to act on the permit for the wetlands crossing.

MR. LANDER: What do they plan on doing with the drive across the stream here?

MR. TULLY: We're getting a permit.

MR. LANDER: You had mentioned something about you were going to pave it or what did they say they wanted?

MR. TULLY: Didn't make any difference to them. The way they have it now is fine. So if the board has any inclination one way or the other, whether they had no, but they had no objection. What they did make us do is provide two small areas on either side of the driveway which are shaded as excavated areas that would provide additional wetland area to mitigate the wetlands area they are losing.

MR. DUBALDI: Isn't it two for one? For every acre you take away you have to create two?

MR. TULLY: That is 2/10 of an acre right there.

MR. VAN LEEUWEN: I see the DEC signed it.

MR. TULLY: They signed it for the delineation so we have got that accurately depicted. What we are in there now for is for the permit to cross the wetlands.

MR. VAN LEEUWEN: What do you need, our approval first?

MR. TULLY: What we need is a negative dec from the Planning Board for the DEC to act.

MR. VAN LEEUWEN: I have no problem. I so move.

MR. PETRO: What about connecting the two two lots, making the two lots into one?

MR. TULLY: That is part of our application we're going to join them altogether.

MR. PETRO: How are you going to go about that?

MR. TULLY: By means of a letter to the assessor requesting elimination of the lot line.

MR. PETRO: Make that a condition of approval.

MR. KRIEGER: A letter to the assesor is nice but that is only half the story. What I'd like to see us do is take the deeds and deed them back to whoever they were from I don't want to change any ownership but combine all the descriptions into one deed.

MR. VAN LEEUWEN: In the past that is the way they've always done it, send a letter to the assessor and the assessor combines the whole thing.

MR. TULLY: We can provide that to the assessor.

MR. VAN LEEUWEN: I see what you mean, you're right.

MR. KRIEGER: Then you have a problem on the tax rolls, it shows as one parcel but on there, it will come up as more than one parcel. Theoretically it's easily overcome by combining into one deed. I can't indicate whether it's easy or not unless I see the deeds.

MR. VAN LEEUWEN: It should be made into one deed.

MR. KRIEGER: Other think about seeing the deeds is only when I see the deeds will I know whether it is

these parcels are in fact owned by the same entity or the same person. And I'm not, in this case, I'm not saying that anybody is making any misrepresentations. All I'm saying is that when a parcel is owned for a long time people, tend to sometimes forget the technicalities or whatever, when it comes back to haunt you.

MR. PETRO: Can you get together with maybe Andy and come to some suitable solution so at the time of the signing of the plans or final approval, it will be one lot?

MR. TULLY: I don't know if we can do it at that time, West Point Tours has a contract to purchase subject to site plan approval. In other words, the seller of the property is responsible for getting permit for the wetlands crossing. Once we get permit and site plan approval, then there will be a contract of sale so we have no problem of doing that, it's just the timing.

MR. PETRO: Have it set up within a six month timeframe.

MR. VAN LEEUWEN: Just make it part of the approval.

MR. EDSALL: Make it subject to.

MR. KRIEGER: It does raise another question if one of these parcels is not in fact owned by the applicant, do we have a proxy on file?

MR. TULLY: Yes, both property owners have joined in this application, West Point Tours is here because they are the ones that are going to be purchasing it.

MR. PETRO: I'm looking now to see if we have it. Jerome Brisman.

MR. TULLY: That is West Point Tours. West Point Tours.

MR. KRIEGER: West Point Tours has one and they are purchasing one from--

MR. TULLY: Lester Clark so West Point tours is purchasing from Lester Clark, both Lester Clark and West Point Tours are owners of record and have joined in the application.

MR. KRIEGER: As long as I see a contract and as long as there's a commitment that after, you know, after the approval they'll combine them in one deed, as long as it gets done.

MR. TULLY: It's in everybody's interest.

MR. PETRO: We'll make it subject to. You realize the plan won't be stamped until it's completed.

MR. TULLY: I think as long as the Planning Board grants an approval, if that is a condition of approval, that will work.

MR. BRISMAN: I have already talked to our attorneys about it.

MR. PETRO: How about public hearing? This is basically it's only a parking area.

MR. LANDER: No, we'll waive that.

MR. PETRO: Motion has been made.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning board, under it's discretionary judgment 4819 C of the Town Zoning Law waive public hearing. Is there any further discussion from the board members? If not, roll call.

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: You started to make a motion before, Henry.

MR. VAN LEEUWEN: Well, I made a motion for negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the West Point Tours site plan. Is there any further discussion from the board members?

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Applicant should also know that a bond estimate submitted for this site plan in ordinance with A1G Chapter 19 will be necessary.

MR. EDSALL: You'll prepare that and then refer it over and I'll review it.

MR. TULLY: Okay.

MR. LANDER: Art, I see a note on the plan here this area is non-residential and is used for storage of heavy equipment.

MR. TULLY: That is this area here, we were asked to indicate what the neighboring property owners use their property for. That is the truck repair.

MR. VAN LEEUWEN: VanDeressen owns that back there.

MR. LANDER: Where the trucks are?

MR. VAN LEEUWEN: Sheets is the would that rents it from him. He's got a truck repair shop in the back there.

MR. PETRO: Any other members have any comments? I think we have gone as far as we can. Mark, anything to

add other than the comments in the paper?

MR. EDSALL: No, other than the bond estimate and then obtaining the permit and of course following through on the combination of those lots. I'm really not aware of any reason you couldn't look at a conditional approval.

MR. KRIEGER: Just clarification. When I talked about the combination of the lots and so forth, I didn't mean to indicate that that should be done instead of notifying the tax assessor. It should be done in addition to that.

MR. TULLY: I understood that, yes.

MR. PETRO: I'll read the subjects to's if I can get a motion.

MR. LANDER: I don't see any problem, so moved.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant approval to West Point Tours site plan on Route 94 subject to obtaining DEC permit, combining of the two lots and the bond estimate be given over to the Town Engineer and building department.

MR. BABCOCK: Is there three lots in this project?

MR. TULLY: Two that are currently owned by West Point Tours plus Lester Clark so all three will be combined.

MR. PETRO: Why does it say two?

MR. TULLY: West Point Tours is two lots so we'll combine all three.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL:

MR. VAN LEEUWEN AYE

March 9, 1994

11

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WEST POINT TOURS SITE PLAN
PROJECT LOCATION: OFF NYS ROUTE 94
SECTION 69-BLOCK 4-LOTS 6.2, 7 AND 8
PROJECT NUMBER: 94-2
DATE: 9 MARCH 1994
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF
ADDITIONAL BUS PARKING/STORAGE AREA INCLUDING
EMPLOYEE PARKING, ON A PARCEL TO THE SOUTHWEST OF
THE EXISTING WEST POINT TOURS FACILITY. THE PLAN
WAS PREVIOUSLY REVIEWED AT THE 12 JANUARY 1994
PLANNING BOARD MEETING.

1. To my understanding, the only outstanding issue following the above-referenced Planning Board meeting was a response from the NYSDEC relative to Lead Agency and, as well, the required wetlands permit.

I have received a response from the NYSDEC indicating that the DEC agrees that the Planning Board is the appropriate Lead Agency. As such, since the 30 day period has expired, the Planning Board can now act as the formal Lead Agency under SEQRA.

I have also received a notice from the NYSDEC indicating that the plans are sufficient as submitted; however, action by the Lead Agency relative to a Determination of Significance is necessary. At this time, based on the information submitted, I believe the Planning Board can make a Determination of Significance, as a Negative Declaration.

2. It is my understanding that a requirement of this site plan approval was the combination of existing lots within the project. The Planning Board Attorney should review with the Applicant, the required procedure for the combination of these lots and, as previously discussed, the combination of these lots should be a requirement (condition) of any approvals.

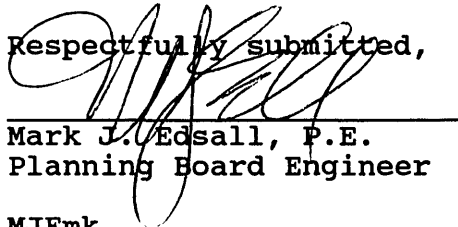
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: WEST POINT TOURS SITE PLAN
PROJECT LOCATION: OFF NYS ROUTE 94
SECTION 69-BLOCK 4-LOTS 6.2, 7 AND 8
PROJECT NUMBER: 94-2
DATE: 9 MARCH 1994

3. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WESTPT2.mk



DEPARTMENT OF THE ARMY
NEW YORK DISTRICT, CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, N.Y. 10278-0090

MAR 14 1994

REPLY TO
ATTENTION OF

Regulatory Branch

SUBJECT: Army Corps of Engineers Jurisdiction/SEQR Process
for West Point Tours

Mr. Mark J. Edsall, P.E.
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

Dear Mr. Edsall:

This letter is in response to your correspondence of January 14, 1994, regarding the proposed construction of a parking area adjacent to the existing West Point Tours facility on New York State Route 94 in the Town of New Windsor, Orange County, New York.

The New York District Army Corps of Engineers does not take a position for or against lead agency selection in the New York State SEQR process. It should be noted, however, that activities on this site may require a Department of the Army Permit.

The Army Corps of Engineers regulates activities that include dredging or construction activities in or over any navigable waters of the United States, the placement of any dredged or fill material in any waters of the United States (including coastal or inland wetlands) or the accomplishment of any work affecting the course, location, condition or capacity of such areas. Such activities may require a Department of the Army permit, in accordance with 33 CFR 320-330.

Most waterbodies, including wetlands, intermittent streams and natural drainage courses, are considered to be waters of the United States. Currently, the State of New York Department of Environmental Conservation (NYSDEC) recognizes and maps state fresh water wetlands as those wetland areas that are 12.4 acres or more and/or are ecologically unique. A NYSDEC determination classifying an area as a non-state regulated wetland does not free a property owner from his or her obligations under the Clean Water Act; the Corps regulates the discharge of dredged or fill material into all freshwater wetlands, regardless of size.

To remain out of Department of the Army jurisdiction completely, we recommend that the applicant limit the project to those areas upland of any waters or wetlands of the United States. Not only is this environmentally sound, but it could potentially save the applicant considerable time and expense while attempting to obtain necessary federal, state or local permits.

If fill material is contemplated to be placed within those areas of Corps jurisdiction, the extent of these waters of the United States needs to be delineated according to the Federal Methodology, which requires the evaluation of features including the hydrology, the vegetation, and the soils present on the site.

The current method for delineating Army Corps of Engineers jurisdictional wetlands is in accordance with the "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1. A copy of the manual may be obtained from the National Technical Information Service by calling (703) 487-4650.

When the delineation has been accomplished, the applicant should supply a wetland delineation report to the New York District, including wetland data sheets, a site map that shows flag numbers and surveyed lines, and photographs of the site. In addition, the applicant should submit a detailed description of the proposed construction activities listing the individual fill requirements (in acres) within waters of the U.S., and specifying the total numbers of acres of waters of the U.S. proposed to be lost or substantially modified.

If you have any questions, please contact Brian Orzel, of my staff, at (212) 264-0183.

Sincerely,



George Nieves
Chief, Western Permits Section

RECEIVED MAR 1 8 1994

RESULTS OF P.B. MEETING

DATE: January 12, 1991

PROJECT NAME: West Port Area S.P. PROJECT NUMBER 742

LEAD AGENCY: See ~~below~~ below

* NEGATIVE DEC:

M) ~~M~~ S) ~~S~~ VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

① Mark to issue lead agency letter coordination letter
Tabled until DEC Approves
Poll the Board for their feeling 5 OK

Give Andy copy of seeds as they stand now

WEST POINT TOURS, INC. SITE PLAN (94-2) RT. 94

Art Tully of Lanc & Tully appeared before the board for this proposal.

MR. TULLY: This is Mr. Jerry Brisman of West Point Tours. West Point Tours is an existing commercial operation located on Route 94 about a thousand miles or feet south of Vails Gate. They run the bus operation for school buses and tour buses on this area here of the site. Immediately next to them is the storage, the self storage area and the area behind the self storage is a vacant parcel and it's on that parcel that they would like to expand their bus parking and employee parking to provide for approximately 62 parking spaces, 40 of which would be for buses, 22 of which would be for employee car parking. Access to this parcel would be through the existing bus parking area with an access drive connecting the two. The problem with this site if anybody is familiar with the area, there's a large wetlands out here. This particular piece of property does not own any frontage out onto Route 94. There's a 25 foot strip right-of-way that comes out next to the carpet business right here and that is that curve in the road that is so difficult to see around so it's in effect landlocked. We've talked to the DOT about getting access out on this location and it's virtually impossible so that the only way to get into this piece either through the storage area, the carpet business or through the existing West Point Tours and Mr. Brisman is going to do it through his property.

MR. PETRO: Parking is going to be for what purpose?

MR. TULLY: Bus and employee parking, correct.

MR. VAN LEEUWEN: That is no big deal.

MR. PETRO: One question, the proposed drive into the parking area now you have a hundred foot buffer zone all the way around the wetlands. Obviously the proposed drive going into that it looks like you're crossing a small piece of the wetland and also obviously disturbing some of the buffer zone.

MR. TULLY: We have gone to the DEC. We have been out at the site with the DEC, we have had the wetlands flagged and delineated and have that delineation accepted by the DEC and they've also picked the place where the crossing should be, if you look this is the narrowest point in the wetlands between the two properties. So it's a relatively small area of disturbance to the wetlands itself. There's an existing stream which comes underneath 94 and goes down, there's that stream in here so this is the best location to cross the wetlands.

MR. PETRO: Looks like you're keeping the outline over the parking also 100 foot buffer zone so your only focal point will be the crossing?

MR. TULLY: Correct, we're staying out of the wetlands everywhere else. I'm sure the DEC will be looking at the impacts of this on the wetlands but their main concern is going to be the crossing.

MR. PETRO: And drainage.

MR. TULLY: It's sheet flow up there to the wetlands, we're surrounded by wetlands, what we're trying not to do is to collect it in pipes and discharge point discharge to the wetlands and again we spoke to the DEC about that. I think they'd prefer.

MR. VAN LEEUWEN: I don't think they'd want it, that would be kind of a foolish thing to do. This way you're dispersing gradually. What's the parking lot going to be, just gravel or shale or is it going to be--

MR. TULLY: It's going to be again we have to talk to the DEC about this. We're thinking gravel, shale type surface so that again the amount of runoff would be minimized. We're trying to get as much down into the ground. The only thing paved would be the access drive itself because that is where the traffic is going to be concentrated. What we don't want to have happen is lose that road during the wintertime, snow plowing, so we would pave this portion of it here but the rest of it would stay gravel or shale surface.

MR. VAN LEEUWEN: Just a lot line change?

MR. TULLY: It's a consolidation, what we want to do is combine this property onto this property and get site plan approval for the parking lot. Fairly simple.

MR. VAN LEEUWEN: I'd say go to DEC, get your approvals and come back to see us.

MR. TULLY: What we'd like to do is for the board to consider approval here conditioned upon the DEC. We'd like to be able to tell the DEC that we have no problems with the Town with the site itself.

MR. PETRO: The blacktop on the proposed drive, I had a little experience myself with the wetlands and buffer zone and they prefer not to have blacktop anywhere and would prefer the shale or Item 4, one or the other. Did they or did you suggest to them about blacktopping that or--

MR. TULLY: I talked to Lance Colts who is the individual that walks the wetlands and we talked to him about blacktopping this. He thought that would be a good idea. We haven't spoken to the individual who is going to be reviewing the actual application. If they want us to eliminate it, we'll eliminate it. It's just another maintenance concern of ours but if they would prefer the whole thing to be shale or gravel, we'll do it that way.

MR. PETRO: Employee parking, Mark, in the zone in the back is going to have to be any handicapped for employee parking?

MR. EDSALL: We discussed it and we believe that they have to comply as far as the number of handicapped spaces for their facility in the front area. As far as the spaces in the rear, the parking spaces for the buses, the buses are not handicapped equipped and if they had any equipment that was suitable for operation of handicapped persons, we would assume that they would keep those vehicles toward the front so overall, if it was a separate site, I'd say they would have a problem

but being that they are combining it and making it part of an overall facility, I personally don't see any problem with the back parking being a non-handicapped area as long as they provide suitable facilities and the correct percentage in the front.

MR. TULLY: Maybe I can explain a little further. There's two types of employees. There's full time office personnel who basically work in this building and then there are the part-time bus drivers and the scheme here is that the bus drivers themselves would be driving their own vehicles back here, parking their vehicle and then going over to a bus, picking up the bus and bringing the bus out. Now, handicapped people by law cannot drive school buses so that this parking here cannot be handicapped parking because the people parking there can't be handicapped cause they can't drive buses. It's kind of a Catch 22.

MR. PETRO: You can very an employee that is a custodian on the site.

MR. TULLY: They would park here and this is where we have the parking. There are 22 full-time employees and we've provided for the handicapped parking there in the front.

MR. PETRO: Mark explained that well if you have it already around the one story building and it's going to be one piece that explained it to me well enough, I don't know about the other members. Our concern would be you have it nicely delineated with the parking spaces, I can almost assure you that it is going to be Item 4 or shale, how are you going to keep those lines and spaces on the shale?

MR. TULLY: Again, keep in mind that the people parking here and parking the buses are going to be employees and not the general public. This parking lot is also that same way, it's a shale surface parking lot. If you go back there at any time, those buses are lined up one right next to the other. The employees are responsible for parking the buses and that is how they do it now. Once will first bus is parked, the rest of them just line up right next to it.

MR. PETRO: We're going to be looking at this map and approving this map the way it's represented to us here obviously again it's hard to keep the lines on the shale.

MR. EDSALL: You have the option of using the concrete wheel stops and they can be set on a shale parking area that will give the buses a line-up point as to where the limit of the parking area is as long as they are around the perimeter, they tend not to be too awful bad for plowing but the center ones would be a problem if you put them in the center for plowing.

MR. LANDER: Just put this on here to show us how these buses would be situated on this parking lot.

MR. PETRO: Basically it's going to be a wide open parking lot.

MR. VAN LEEUWEN: That place is always neat and I'm sure this won't deter it in any way as far as I'm concerned with the wetlands being there, they shouldn't put anything else but shale on there. I make a motion we declare ourselves lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the West Point Tours site plan. Any further discussion from the board members? If not, roll call.

MR. EDSALL: Before you do that, you really can't assume lead agency, if there's another permit being issued. It's a coordinated review because DEC's got to issue a permit so if there was no other permits, you can take the position. What you have to do is issue one of lead agency coordination letters, let DEC know that you are willing to, if they don't want to.

MR. PETRO: He's looking for an approval to go to DEC.

MR. VAN LEEUWEN: We have to give him subject to.

MR. PETRO: Can't give him subject to without giving lead agency.

MR. EDSALL: We can't close out SEQRA unless we have some type of input from DEC. What you have to do is you have to get it to DEC and even if you get preliminary comments from them close out Planning Board at that point I'm sure you have got plenty of time to get a wetlands permit so to rush through the Planning Board procedure prematurely would seem foolish.

MR. PETRO: I believe the applicant is looking for a nod from the New Windsor Planning Board to help him get through the DEC.

MR. EDSALL: I've looked for any problems so we can warn him and I can't find any. I think it's fine.

MR. VAN LEEUWEN: I have no problem.

MR. TULLY: Maybe like conceptual approval with your intent to become lead agency, that is fine then we'll go to DEC.

MR. VAN LEEUWEN: I'll make a motion.

MR. EDSALL: Since the law doesn't have such a thing as concept approval, why don't you just authorize me to issue lead agency letter and maybe as the State likes to call it endorse the application that is the term they like to use and get it moving.

MR. PETRO: Will that satisfy your needs to deal with DEC?

MR. TULLY: Yes, if we have any problems, we'll come and see you again but as long as we can say to the DEC that you have no problems.

MR. PETRO: Get the coordination letter out.

MR. EDSALL: I'll get it out, if the DEC is willing to respond and saying they are going to let you build it as a shale parking area, let you pave the drive and they really don't see any problems, that means the

board can go ahead, close out SEQRA and give you conditional approval.

MR. PETRO: I see this as two applications, we're going to do a lot line change, why can't we do lead agency for the lot line change?

MR. EDSALL: We're going to need two applications in the long run so.

MR. PETRO: We can work on the lot line change.

MR. EDSALL: You can close out the lot line change and then maybe by then, I can get some kind of feedback from DEC so we can close out the site plan application.

MR. PETRO: What's this application for now?

MR. EDSALL: This is site plan technically, it's a like Art said, it's a consolidation so really I don't know that they have to file a lot line change plan, they can just come up with a mechanism for verifying that they are going to consolidate the three lots and maybe we don't need another application.

MR. TULLY: We don't want to change lot lines, we want to eliminate them.

MR. VAN LEEUWEN: I'm sure they don't want to change the lot lines until they have approval from the DEC. Why don't we do this. Hold off on the whole thing, get your approval from DEC. Personally, I have no problems with it. I don't know if anybody else, just poll the board.

MR. PETRO: I don't believe so.

MR. LANDER: You're only one member.

MR. VAN LEEUWEN: Why don't you poll the board.

MR. PETRO: We're going to poll the board to see if anyone has a problem with this application.

MR. LANDER: No problem.

MR. DUBALDI: I shouldn't but I shall.

MR. SCHIEFER: Not once the DEC says okay, no, no problem.

MR. VAN LEEUWEN: DEC okays it, I have no problem.

MR. EDSALL: If I can get something back from DEC, I'll ask Myra to put it back on the agenda cause if there's something we can do, we'll get it down.

MR. TULLY: I appreciate that.

MR. KRIEGER: With respect to the different lots and so forth, if the applicant will give me copies of the deeds as they exist now, I can look at what we generally require that fits a single site plan at the time of approval be consolidated to a single deed. Which you have more than one description parcel 1, 2, 3 and so on but if you want me to look at that, before the next meeting, give me the deeds and if you want me to look at anything that is proposed give me the proposed thing, I'll be happy to look at it, contact me directly.

MR. TULLY: Thank you.

3348-00154/1

LGB

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



1763

14 January 1994

New York State Department
of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561

DIV.

Mark -

1/31/94

Thanks for the letter
& we feel the Planning
Board is appropriate as
lead. Pls. see the attached
"Notice of Incomplete
Application" which states
our primary concerns.
J. Brigel

SUBJECT: WEST POINT TOURS SITE PLAN
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 94-2)

To Whom It May Concern:

The Town of New Windsor Planning Board has had placed before it an Application for site plan approval of the West Point Tours project located on NYS Route 94 within the Town. The project involves the development of a proposed parking area to the west of the existing facility, for parking of approximately forty (40) buses and twenty two (22) employee vehicles. The Planning Board is aware of the existence of New York State Department of Environmental Conservation Freshwater Wetland CO-11 on the project site, and recognizes that a permit will be required from your department in connection with the proposed project.

It is the opinion of the Town of New Windsor Planning Board that the action is an unlisted action under SEQRA. This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12553, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

Region 3

NOTICE OF INCOMPLETE APPLICATION

THIS IS NOT A PERMIT

APPLICATION NUMBER 31-33481-001 5411000011-10		OWNER ID NUMBER	PERMIT TYPE(S) Freshwater Wetlands
APPLICANT West Point Tours, Inc.		FACILITY/PROJECT Expand bus parking onto	
ADDRESS P.O. Box 125		Twenty Dexter Ltd. land	
CITY Vails Gate	STATE N.Y.	ZIP CODE 12584	LOCATION (T) New Windsor

Your Application for Permit is Incomplete. The Following Items are Required:

- ☐ Completed application form (enclosed).
- ☐ Completed Part I of the Long/Short Environmental Assessment Form (enclosed).
- ☐ Completed Part I of the Structural-Archaeological Assessment Form (enclosed).
- ☐ Project location map (USGS or equivalent) which clearly shows the project location with respect to identifiable roads and other notable features (____ copies).
- * ☒ Project plans/Engineering report (3 copies).
- ☐ Survey map showing the Freshwater/Tidal Wetland boundary at the project location (____ copies).
- ☐ Signed letter from landowner giving you permission to apply for a permit on his/her property.
- ☐ List of other agencies having jurisdiction over project.
- ☐ Representative color photographs of the project area and surroundings. Please label each with a description and date taken (____ copies).
- ☐ List of previous DEC permits for owner/facility.

- ☐ Other DEC permits appear necessary. Submit applications (enclosed) for the following permits: _____

If you have reason to believe that all permits should not be processed simultaneously, please notify the contact person below, clearly stating your reasons.

- ☐ The project is being reviewed pursuant to the State Environmental Quality Review Act (SEQR). A designation of Lead Agency and determination of significance will be made before your application can be considered complete.

☐ _____, the Lead Agency, has determined that the project may have a significant effect on the environment. A draft environmental impact statement must be prepared or accepted by the Lead Agency.

- ☒ The correct fee was not submitted. Please submit a check or money order payable to the New York State Department of Environmental Conservation for \$ 40.00. (#10.00 was received)
- ☐ See attached checklist(s).

- ☐ You may be contacted for additional information.

* ☒ Additional requirements:

Adding standard wetland boundary certification notes per the enclosed update instructions.

Please also provide spelling of corporate president's name (Jerome?).

You should also have your consultants develop a proposed mitigation plan for the area of actual wetland filling (see enclosed excerpt from our Applicant's Guide). Wetland CO-11 is a "Class II" wetland, of higher value than the medium.

Please submit requested information by _____. No further action can be taken until all of these materials are received. If you wish to withdraw your application, please notify the contact person below. Thank you.

- ☐ A conference is recommended to discuss this application. Please contact the person below to arrange a meeting.

CONTACT PERSON Lawrence G. Biegel	DATE 1/25/94	TELEPHONE NUMBER 914 1255-3121
--------------------------------------	-----------------	-----------------------------------

Return the WHITE COPY of this form to DEC with Requested Information.

Retain the YELLOW COPY for yourself.

cc: L. Kull



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WEST POINT TOURS SITE PLAN
PROJECT LOCATION: OFF NYS ROUTE 94
SECTION 69-BLOCK 4-LOTS 6.2, 7 AND 8
PROJECT NUMBER: 94-2
DATE: 12 JANUARY 1994
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF
ADDITIONAL BUS PARKING/STORAGE AREA INCLUDING
EMPLOYEE PARKING, ON A PARCEL TO THE SOUTHWEST OF
THE EXISTING WEST POINT TOURS FACILITY. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The new parking lot is being constructed to the southwest of the existing rear parking area, with the two parking areas to be connected by a proposed drive through the State wetlands. Inasmuch as this proposed project crosses and is immediately adjacent to the State Freshwater Wetlands, it is appropriate that the New York State Department of Environmental Conservation be consulted as early as possible, regarding their concerns for the proposed development.
2. The project area currently consists of three (3) tax lots. It is my understanding that the three tax lots would be combined as part of this application. The Board should consider this a requirement of the application and the proper method to accomplish same should be reviewed with the Planning Board Attorney.
3. The Applicant indicates that the use involved with this application is Use A-4, service establishments. The Board should review the proposed use and the proposed classification and verify that this selection is acceptable.

It should be noted that the existing site also includes Special Permit Use B-5, a service repair garage, which has the identical bulk requirements. It is my opinion; however, that the proposed additional parking does not modify the special permit use, but rather expands the aforementioned use permitted by right. The Board may also wish to discuss this issue.

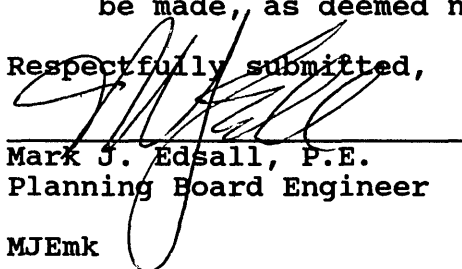
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: WEST POINT TOURS SITE PLAN
PROJECT LOCATION: OFF NYS ROUTE 94
SECTION 69-BLOCK 4-LOTS 6.2, 7 AND 8
PROJECT NUMBER: 94-2
DATE: 12 JANUARY 1994

4. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WESTPT.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 2

DATE PLAN RECEIVED: RECEIVED MAR - 2 1994 Rev1

The maps and plans for the Site Approval West Point Town

Subdivision _____ as submitted by

Lance & Lully for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

Fred Enyong 4/4/94
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-2

DATE PLAN RECEIVED: RECEIVED MAR - 2 1994 Rev 1.

The maps and plans for the Site Approval West Point Tours

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒ _____,

disapproved ☐ _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

☒ WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 2

DATE PLAN RECEIVED: RECEIVED MAR - 2 1994 Rev. 1

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

WEST POINT TOURS has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

[Signature]
SANITARY SUPERINTENDENT _____ DATE _____

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 7 March 1994

SUBJECT: West Point Tours

Planning Board Reference Number: PB-94-2

Dated: 2 March 1994

Fire Prevention Reference Number FPS-94-007

A review of the above referenced subject site plan was conducted on 7 March 1994.

This plan is acceptable.

Plan Dated 9 February 1994 Review 1

RFR/mvz


Robert F. Rodgers, C.C.A.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 2

DATE PLAN RECEIVED: RECEIVED JAN - 6 1994 ORIG.

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

WEST POINT TOURS _____ has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

[Signature] 2.22.94
SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- 10
- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 94 - 2
WORK SESSION DATE: 2 MARCH 94 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: new plans
PROJECT NAME: West Port Tower
PROJECT STATUS: NEW _____ OLD x
REPRESENTATIVE PRESENT: Art Tully
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. x
ENGINEER x
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Need to do req dec
so DEC app can be
complete

- Panels to be combined

next panel
note

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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- ☐ Main Office
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 6 OCT 93 APPLICANT RESUB.
REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: If they want

PROJECT NAME: West Point Tours 51P.

PROJECT STATUS: NEW C OLD

REPRESENTATIVE PRESENT: Fred Moore LT

MUNIC REPS PRESENT: BLDG INSP. Coyet
FIRE INSP. Bob R.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show full layout of wetlands.
- need some info
- combine lots.
- gravel to proposed - need detail pks/road.
- #A-4 ?
- show layout exist pks.
- exist fence & gate.
- propose fence? show
- show lighting.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94 - 2**

DATE PLAN RECEIVED: RECEIVED JAN - 6 1994 ORIG.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

Fred J. [Signature] 1/12/94
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

J.C.M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

Date: 13 January 1994

Subject: West Point Tours Site Plan

Planning Board Reference Number: PB-94-2

Dated: 6 January 1994

Fire Prevention Reference Number: FPS-94-003

A review of the above referenced subject site plan was conducted on 10 January 1994.

This site plan is approved.

PLANS DATED: 5 January 1994.


Robert F. Rodgers:CCA

RFR:mr



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-2

DATE PLAN RECEIVED: RECEIVED JAN - 6 1994 ORIG.

The maps and plans for the Site Approval West Point Towers
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

water already available on property

HIGHWAY SUPERINTENDENT DATE

1/12
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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- ☐ Main Office
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

(TOWN/VILLAGE OF NEW WINDSOR P/B # 94-2
WORK SESSION DATE: 5 JAN 94 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App
PROJECT NAME: West Point T
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Fred Moore/Art Tully
MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- all lots to be combined (note) (add 1/2 betw 7 & 8)
- DEC app'l should be rec'd first
- oil leaks from buses (cond'l app'l possible)
- property currently used as - for rear Van prop.
- provided bulk data
- show gates for fence c. Int.
- pkgs table exist ~~and~~ per total.
- Q - Or provided

next avail agenda
after app

4MJ91 pbwsform

JAN - 6 REC'D

Planning Board
 Town of New Windsor
 555 Union Avenue
 New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
 Meeting Date _____
 Public Hearing _____
 Action Date _____
 Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
 OR LOT LINE CHANGE APPROVAL

1. Name of Project Site Plan For West Point Tours
2. Name of Applicant West Point Tours Phone 561-2671
 Address P.O. Box 125 Vails Gate NY 12584
 (Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Twenty Dexter, Ltd. Phone _____
 Address 614 Little Britain Rd. New Windsor NY 12553
 (Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc and Tully, PC Phone 294-3700
 Address P.O. Box 687 Rt. 207 Goshen ny 10924
 (Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
 Address _____
 (Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
 Board Meeting Arthur R. Tully Phone 294-3700
 (Name)
7. Location: On the south side of N.Y.S. Rt. 94
1000 feet west
 (Direction)
 of Five Corners at Vails Gate
 (Street)
8. Acreage of Parcel 8.5± 9. Zoning District C
10. Tax Map Designation: Section 69 Block 4 Lot 6.2
11. This application is for Site Plan Approval of a Proposed Bus Parking Lot

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section 69 Block 4 Lot(s) 7 and 8

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Lester R. Clark being duly sworn, deposes and says that he resides at 288 Toleman Rd. Rock Tavern in the County of Orange and State of New York and that he is (the owner in fee) of Parcel # 69-4-6.2 (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized West Point Tours, Inc. to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

6th day of January 1994 X Lester R. Clark (Owner's Signature)
X Lester R. Clark (Applicant's Signature)

Bonnie A. Lesh
Notary Public

X PRESIDENT
(Title)

BONNIE A. LESH
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1994
Oct 31, 1994

State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Site Plan for West Point Tours

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Site Plan for West Point Tours		
LOCATION OF ACTION (Include Street Address, Municipality and County) Rte. 94, Town of New Windsor		
NAME OF APPLICANT/SPONSOR West Point Tours		BUSINESS TELEPHONE ()
ADDRESS P.O. Box 125		
CITY/PO Vails Gate	STATE NY	ZIP CODE 12584
NAME OF OWNER (If different) Same		BUSINESS TELEPHONE ()
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION Applicant proposes to construct a 20' wide driveway for a distance of 16'± across wetland CO-11 to gain access to the proposed parking lot as shown on the plans.		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☒ Rural (non-farm)
 ☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 8.5± acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>3.4±</u> acres	<u>1.4±</u> acres
Forested	<u>0</u> acres	<u>0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>5.1±</u> acres	<u>5.09±</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>0</u> acres	<u>.2±</u> acres
Other (Indicate type) <u>Shale parking lot</u>	<u>0</u> acres	<u>1.8±</u> acres

3. What is predominant soil type(s) on project site? ERB Erie gravelly silt loam

- a. Soil drainage: ☐ Well drained _____ % of site ☐ Moderately well drained _____ % of site
 ☐ Poorly drained 100 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? n/a acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? 5'± (in feet)

5. Approximate percentage of proposed project site with slopes: ☐ 0-10% 9 % ☐ 10-15% 5 %
☐ 15% or greater 5 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 0 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to NYSDEC
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: n/a
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name CO-11 Freshwater Wetlands b. Size (In acres) 5 ± (onsite)
17. Is the site served by existing public utilities? ☐ Yes ☒ No
a) If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- Total contiguous acreage owned or controlled by project sponsor 3.36± acres.
 - Project acreage to be developed: 2.0± acres initially; 2.0± acres ultimately.
 - Project acreage to remain undeveloped 6.5± acres.
 - Length of project, in miles: n/a (If appropriate)
 - If the project is an expansion, indicate percent of expansion proposed n/a %;
 - Number of off-street parking spaces existing 0; proposed 40 (bus) - 22 (employee)
 - Maximum vehicular trips generated per hour 65 (upon completion of project)?
 - If residential: Number and type of housing units: n/a

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____
 - Dimensions (in feet) of largest proposed structure n/a height; _____ width; _____ length.
 - Linear feet of frontage along a public thoroughfare project will occupy is? 0 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? ☐ Yes ☐ No ☒ N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 6 months, (including demolition).
7. If multi-phased: n/a
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 5±; after project is complete 0
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☐ Yes ☒ No
- a. If yes, what is the amount per month _____ tons
- b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No
- c. If yes, give name _____; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) Electric
22. If water supply is from wells, indicate pumping capacity n/a gallons/minute.
23. Total anticipated water usage per day n/a gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

Submittal
Date

City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City <u>Town</u> Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan New Windsor P.B.	1/5/93
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Wetlands	12/93
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☐ special use permit ☐ subdivision ☒ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____
- What is the zoning classification(s) of the site? C¹ Design Shopping
- What is the maximum potential development of the site if developed as permitted by the present zoning?
n/a
- What is the proposed zoning of the site? n/a
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
n/a
- Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Commercial and residential
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ☒ Yes ☐ No
- If the proposed action is the subdivision of land, how many lots are proposed? n/a
a. What is the minimum lot size proposed? n/a
- Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No
a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No
- Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant Representative LAND & TOWN, P.C. Anthony Tully, PE Date 1/5/94
Signature Anthony Tully Title Project Engineers

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**.
- Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer **Yes** if there will be **any** impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

- Will the proposed action result in a physical change to the project site?
☐ NO ☐ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

- Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☐ NO ☐ YES

- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
☐ NO ☐ YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water?
☐ NO ☐ YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity?
☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff?
☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- Other impacts: _____

IMPACT ON AIR

- Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

- Other impacts: _____

9. Will Proposed Action substantially affect non-threatened or
non-endangered species? ☐ NO ☒ YES

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources? ☐ NO ☒ YES

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)
- Other impacts: _____

IMPACT ON AESTHETIC RESOURCES

11. Will proposed action affect aesthetic resources? ☐ NO ☐ YES
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: _____

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: _____

IMPACT ON OPEN SPACE AND RECREATION

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

Examples that would apply to column 2 ☐ NO ☐ YES

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: _____

[illegible]

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems?

☐ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply? ☐ NO ☐ YES

☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☐ NO ☐ YES

☐ NO ☐ YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

17. Will Proposed Action affect public health and safety?

☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?
☐ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?
☐ NO ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

Appendix B

State Environmental Quality Review

Visual EAF Addendum

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility	Distance Between Project and Resource (in Miles)				
	0-1/4	1/4-1/2	1/2-3	3-5	5+
1. Would the project be visible from:					
• A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The State Forest Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Wildlife Refuges and state game refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Park Service lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site, area, lake, reservoir or highway designated as scenic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Municipal park, or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• County road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Local road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)					
<input type="checkbox"/> Yes <input type="checkbox"/> No					
3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?					
<input type="checkbox"/> Yes <input type="checkbox"/> No					

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	Within	
	*1/4 mile	*1 mile
Essentially undeveloped	<input type="checkbox"/>	<input type="checkbox"/>
Forested	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Suburban residential	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>
Hilly	<input type="checkbox"/>	<input type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: add attachments as needed

5. Are there visually similar projects within:

- | | | |
|-----------|------------------------------|-----------------------------|
| *1/2 mile | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| *1 miles | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| *2 miles | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| *3 miles | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

* Distance from project site are provided for assistance. Substitute other distances as appropriate.

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is _____.

NOTE: When user data is unavailable or unknown, use best estimate.

CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is

Activity	FREQUENCY			
	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Involved in recreational activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Routine travel by residents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At a residence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At worksite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Lester R. Clark., deposes and says that he
resides at 288 Toleman Rd. Rock Tavern
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of Parcel #69-4-6.2

which is the premises described in the foregoing application and
that he has authorized West Point Tours, Inc.
to make the foregoing application as described therein.

Date: 1-5-94

[Signature] Dexter, LTD
(Owner's Signature)

[Signature]
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Jerome Brisman, deposes and says that he
resides at 35 Clintonwood Dr. New Windsor
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of Parcels # 69-4-7&8

which is the premises described in the foregoing application and
that he has authorized Lanc and Tully, PC
to make the foregoing application as described therein.

Date: x 1/6/94

x Jerome Brisman
(Owner's Signature)

x Barrie A. Gush
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLISTITEM

- | | |
|---|--|
| 1. <u>x</u> Site Plan Title | 29. <u>N/A</u> Curbing Locations |
| 2. <u>x</u> Applicant's Name(s) | 30. <u>N/A</u> Curbing Through Section |
| 3. <u>x</u> Applicant's Address(es) | 31. <u>N/A</u> Catch Basin Locations |
| 4. <u>x</u> Site Plan Preparer's Name | 32. <u>N/A</u> Catch Basin Through Section |
| 5. <u>x</u> Site Plan Preparer's Address | 33. <u>x</u> Storm Drainage |
| 6. <u>x</u> Drawing Date | 34. <u>N/A</u> Refuse Storage |
| 7. <u>N/A</u> Revision Dates | 35. <u>N/A</u> Other Outdoor Storage |
| 8. <u>x</u> AREA MAP INSET | 36. <u>N/A</u> Water Supply |
| 9. <u>x</u> Site Designation | 37. <u>N/A</u> Sanitary Disposal Sys. |
| 10. <u>x</u> Properties Within 500 Feet of Site | 38. <u>N/A</u> Fire Hydrants |
| 11. <u>x</u> Property Owners (Item #10) | 39. <u>N/A</u> Building Locations |
| 12. <u>x</u> PLOT PLAN | 40. <u>N/A</u> Building Setbacks |
| 13. <u>x</u> Scale (1" = 50' or lesser) | 41. <u>N/A</u> Front Building Elevations |
| 14. <u>N/A</u> Metes and Bounds | 42. <u>N/A</u> Divisions of Occupancy |
| 15. <u>x</u> Zoning Designation | 43. <u>N/A</u> Sign Details |
| 16. <u>x</u> North Arrow | 44. <u>x</u> BULK TABLE INSET |
| 17. <u>x</u> Abutting Property Owners | 45. <u>x</u> Property Area (Nearest 100 sq. ft.) |
| 18. <u>x</u> Existing Building Locations | 46. <u>N/A</u> Building Coverage (sq. ft.) |
| 19. <u>x</u> Existing Paved Areas | 47. <u>N/A</u> Building Coverage (% of Total Area) |
| 20. <u>N/A</u> Existing Vegetation | 48. <u>N/A</u> Pavement Coverage (Sq. Ft.) |
| 21. <u>x</u> Existing Access & Egress | 49. <u>N/A</u> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | 50. <u>N/A</u> Open Space (Sq. Ft.) |
| 22. <u>x</u> Landscaping | 51. <u>N/A</u> Open Space (% of Total Area) |
| 23. <u>x</u> Exterior Lighting | 52. <u>x</u> No. of Parking Spaces Proposed. |
| 24. <u>N/A</u> Screening | 53. <u>N/A</u> No. of Parking Required. |
| 25. <u>x</u> Access & Egress | |
| 26. <u>x</u> Parking Areas | |
| 27. <u>N/A</u> Loading Areas | |
| 28. <u>x</u> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

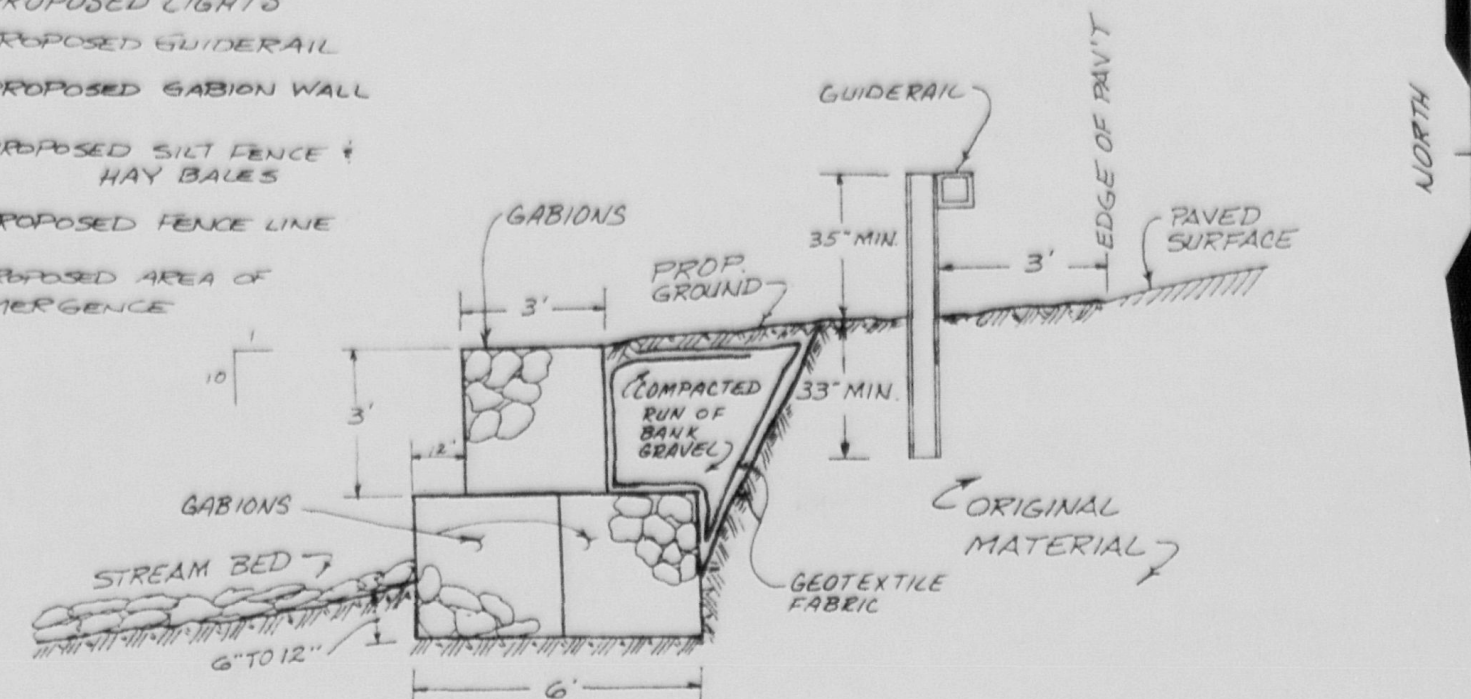
PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

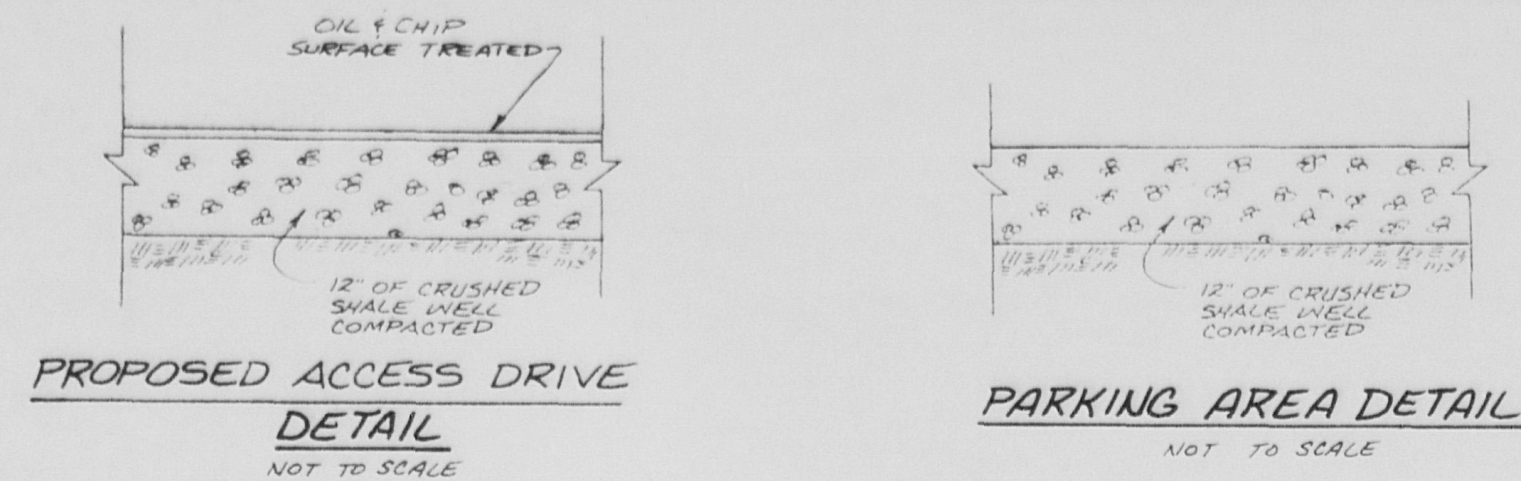
By: Arthur R. Jolly
Licensed Professional

Date: 1-5-94

- LEGEND**
- NYS DEC. FRESHWATER WETLAND DELINEATED ON OCT 22, 1993
 - NYS DEC. FRESHWATER WETLAND DELINEATED ON JUNE 29, 1989
 - EXIST. CONTOURS
 - FENCE LINE
 - UTILITY POLE
 - OVERHEAD UTILITY LINE
 - MANHOLE
 - WATER VALVE
 - WATER COURSE
 - PROPOSED LIGHTS
 - PROPOSED GUIDEWALL
 - PROPOSED GABION WALL
 - PROPOSED SILT FENCE & HAY BALES
 - PROPOSED FENCE LINE
 - PROPOSED AREA OF EMERGENCE

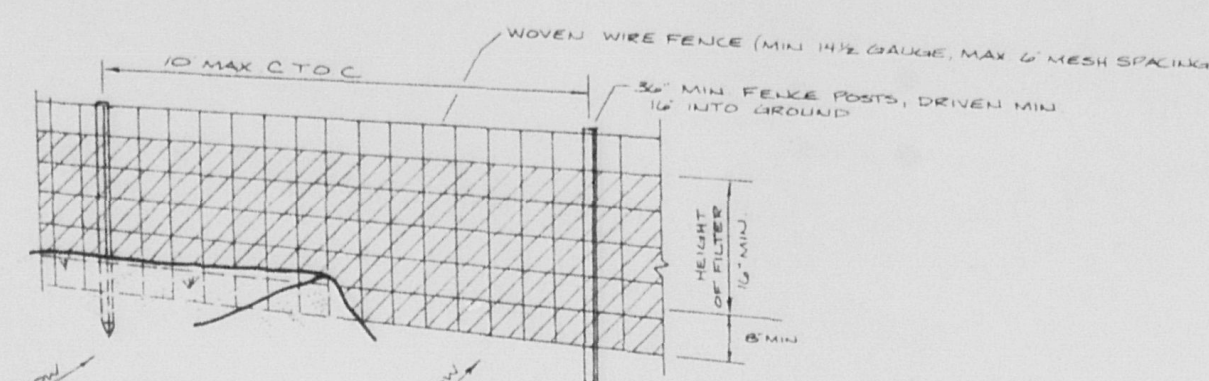


PROPOSED GABION WALL
NOT TO SCALE

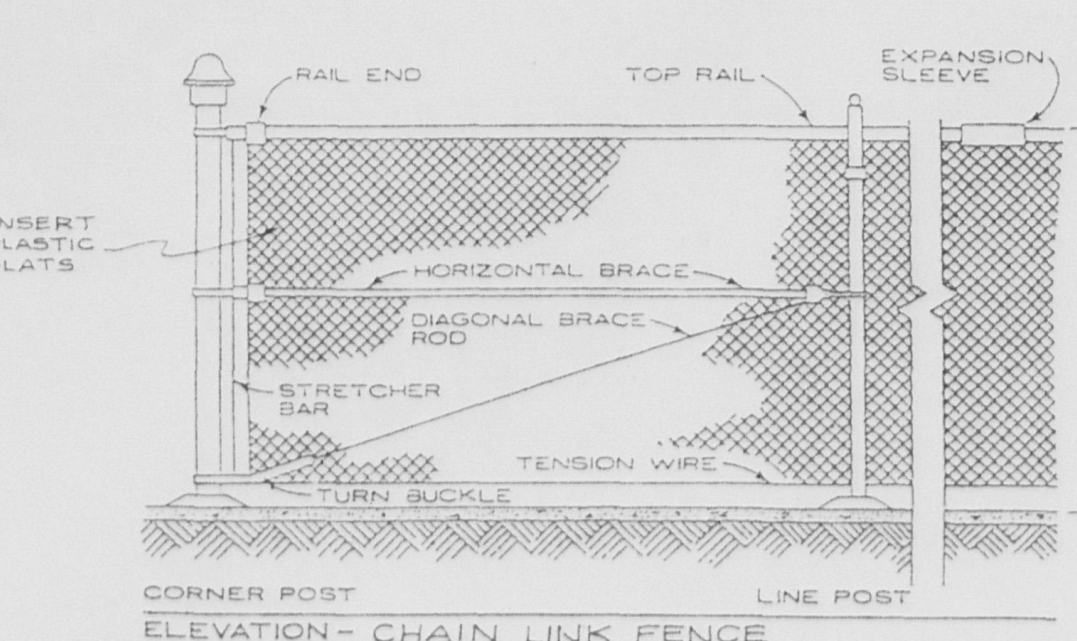


PROPOSED ACCESS DRIVE DETAIL
NOT TO SCALE

PARKING AREA DETAIL
NOT TO SCALE



SILTATION FENCE
NOT TO SCALE



ELEVATION - CHAIN LINK FENCE
N.T.S.

ZONING REQUIREMENTS: C-1 (A-4 USE)

MINIMUM	REQUIRED	PROPOSED
LOT AREA	40,000 SQ. FT.	514,621 SQ. FT.
LOT WIDTH	200 FT.	695 FT.
FRONT YARD	60 FT.	76 FT.
ONE SIDE YARD	30 FT.	35 FT.
BOTH SIDE YARDS	70 FT.	177 FT.
REAR YARD	30 FT.	415 FT.
MAXIMUM BUILDING HEIGHT	4' PER FT. OF DIST. TO NEAREST LOT LINE	N/A
FLOOR AREA RATIO	0.5	N/A



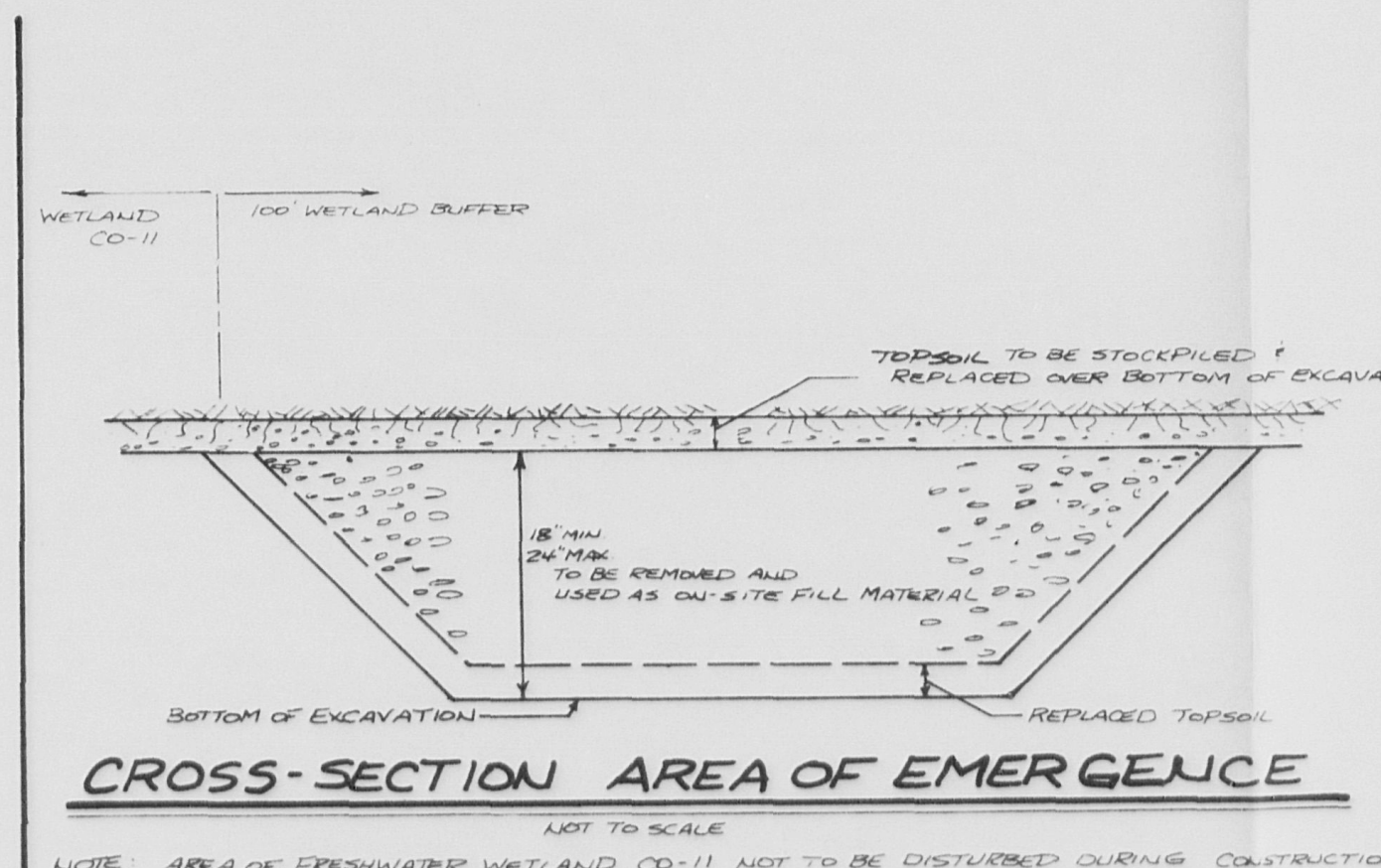
PROPERTY AREA (69-4-6.2)
8.51 ACRES
370,260 SQ. FT.

PARKING LOT COVERAGE
1.81 ACRES
78,408 SQ. FT.

PROPOSED DRIVE
1.11 ACRES
5000 SQ. FT.

PROPOSED BUS PARKING SPACES
40 (45' X 15')

PROPOSED EMPLOYEE PARKING SPACES
22 (20' X 10')



LOCATION PLAN
TAKEN FROM U.S.G.S. CORNWALL QUADRANGLE
SCALE: 1" = 2000'

- NOTES:**
- TOTAL AREA 11.861 ACRES
 - TAX MAP NUMBERS 69-4-6.2, 7.18
 - ZONING DISTRICT C-1 DESIGN SHOPPING
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY, P.C. ON NOV 11, 1993. THE ELEVATION DATUM IS BASED ON INFORMATION SHOWN ON A MAP ENTITLED "SURVEY FOR STORAGE EQUITIES, INC., TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK" PREPARED BY MCGOBY, HOUSER & GREVAS, P.C. DATED MARCH 12, 1983, LAST REVISED APRIL 14, 1983.
 - BOUNDARY SHOWN HEREON IS BASED ON FIELD SURVEY LOCATION PERFORMED BY LANC & TULLY, P.C. ON NOV 11, 1993, AND INFORMATION FROM DEEDS OF RECORD AND SURVEY MAPS PREPARED BY PATRICK KENNEDY, L.S. AND MCGOBY, HAUSER & GREVAS, P.C. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
 - WETLAND SHOWN WAS FIELD MARKED ON OCTOBER 22, 1993 AND JUNE 29, 1989 BY THE DEPT. OF ENVIRONMENTAL CONSERVATION AND IS A PORTION OF NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATED FRESHWATER WETLAND NO. CO-11.
 - ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY WITHIN THE FRESHWATER WETLAND OR ADJACENT 100 FEET REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.
 - LIGHTING PROPOSED ON PLAN TO BE MCGRAW EDISON MODEL # MCGFB 261-7-5 DS.
 - TAX MAP LOTS NUMBER 69-4-6.2, 7.18 TO BE COMBINED INTO ONE (1) LOT.

NYS DEC FRESHWATER WETLAND CERTIFICATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland CO-11 as delineated by DEC staff.

DEC Staff: *James J. Doherty* Surveyor/Engineer: *J.C. LANC & TULLY*

Title: *Project Manager* Date of Field Survey: *NOV 11, 1993*

Date Plotted: *6/24/94* Date Revalidated: *10/23/93*

*Wetland boundary as determined by DEC remains valid for three years from date of flagging or revalidation. For official use of the wetland boundary after this three year period, the boundary must be revalidated by DEC staff. This may include reflagging and survey of the wetland boundary if changes are noted.

RECORD OWNER
TWENTY DEXTER, LTD.
614 LITTLE BRITAIN RD.
NEW WINDSOR, N.Y. 12553

CONTRACT VENUEE
WEST POINT TOURS, INC.
PO BOX 125
VAILS GATE, NY 12584

SITE PLAN
APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON *SEP 15 1994*
BY *CARMINE DUBALDI, JR.*
SECRETARY

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

SITE PLAN
FOR
WEST POINT TOURS
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Scale: 1" = 50'
Drawing No: 4-93-077-3

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